RNI No. MAHBIL /2009/36619

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक–कोकण विभागीय पुरवणी

वर्ष ११, अंक ६३] शुक्रवार, डिसेंबर ५, २०२५/अग्रहायण १४, शके १९४७ [पृष्ठे ६, किंमत : रुपये ११.००

असाधारण क्रमांक ८३

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ३ डिसेंबर २०२५.

शुध्दीपत्रक

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टिपीबी-४३२४/१०७९/प्र.क्र.१५(भाग-१)/२०२५/नवि-११.—ज्याअर्थी, महाराष्ट्र औद्योगिक विकास महामंडळ क्षेत्रासाठीचे सर्वकष विकास नियंत्रण व प्रोत्साहन नियमावलीस (CDCPR) (यापुढे याचा उल्लेख 'उक्त नियमावली' असा करणेत आलेला आहे) शासन नगर विकास विभागाकडील दि.०५/०७/२०२३ रोजीचे अधिसूचन्वये मंजूरी देण्यात आली असून, सदर नियमावली दि.१३/०७/२०२३ पासून अंमलात आली आहे ;

आणि, ज्याअर्थी उक्त नियमावलीचे विनियम १.११ 'Removal of Difficulties' संदर्भात असून, त्यामध्ये उक्त नियमावलीचे तरतूदींमधील अंमलबजावणी करण्यासंदर्भात काही अडचणी उद्‌भवल्यास त्यांचे निराकरण करण्याचे हेतूने शासनाने आवश्यक किंवा हितकारक वाटेल असे निर्देश देणेबाबत तरतूद आहे ;

आणि ज्याअर्थी, उक्त नियमावलीचे विनियम १.११ मधील तरतुदीनुसार महाराष्ट्र औद्योगिक विकास महामंडळाने (यापुढे याचा उल्लेख 'म.औ.वि. महामंडळ' असा करणेत आलेला आहे) दि.११/०७/२०२४ रोजीचे पत्राद्वारे शासन नगर विकास विभागास प्रस्ताव (यापुढे याचा उल्लेख 'ROD प्रस्ताव' असा करणेत आलेला आहे) सादर केला होता व त्यानुसार उक्त नियमावलीचे अंमलबजावणीमध्ये उद्‌भवलेल्या काही अडचणींचे निराकरण होण्याच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत म.औ.वि. महामंडळाने विनंती केली होती;

आणि ज्याअर्थी, महाराष्ट्र औद्योगिक विकास महामंडळाचा प्रस्ताव व त्यावरील संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा अहवाल विचारात घेऊन, शासन नगर विकास विभागाकडील दि. २१/०५/२०२५ रोजीचे अधिसूचनेद्वारे उक्त नियमावलीचे विनियम १.११ मधील तरतुदीनुसार उक्त नियमावलीस शुध्दीपत्रक/ पुरकपत्र निर्गमित करण्यात आले आहे (यापुढे याचा उल्लेख 'उक्त अधिसूचना' असा करणेत आलेला आहे) ;

आणि ज्याअर्थी, मे. इंडियन इंस्टिट्युट ऑफ आर्कीटेक्टस यांचेकडील दि. २४/०७/२०२५ रोजीचे व मे. क्रेडाई-एमसीएचआय, ठाणे यांचे दि. २४/०७/२०२५ रोजीचे पत्र शासन नगर विकास विभागास प्राप्त झाली असून त्यामध्ये असे नमूद आहे की, उक्त नियमावलीचे विनियम ५.४(iii) मध्ये इमारतीचे बाजूने सोडावयाचे सामासिक अंतराबाबत (side or rear margin) तरतुदी दिल्या असून,

सदरचे तरतुदीनुसार, ७० मी. पेक्षा जास्त उंचीचे इमारतींकरीता १२ मी. सामासिक अंतर सोडणे आवश्यक आहे. तथापि, शासन नगर विकास विभागाकडील दि. २१/०५/२०२५ रोजीचे अधिसूचनेनुसारचे विनियम ७.१.१(viii)(d) मधील सुधारणेनुसार १०० मीटरपेक्षा जास्त उंचीच्या इमारतीसाठी बाजूने सोडावयाचे मोकळ्या जागांमध्ये (space to be left free of parking or loading and unloading) १२ मी. ऐवजी १६ मी. मीटर अशी सुधारणा करण्यात आलेली आहे. (यापुढे याचा उल्लेख 'उक्त सुधारणा' असा करणेत आलेला आहे.) त्यामुळे अलिकडच्या काळात सुरु केलेल्या प्रकल्पांमध्ये यामुळे अडचणी निर्माण होत आहेत, असे नमूद केले असून, त्यामुळे उक्त सुधारणा रद्द करणेकरीता यासंबंधी उक्त अधिसूचनेस शुध्दीपत्रकाद्वारे सुधारणा करणेबाबत विनंती केली आहे ;

आणि ज्याअर्थी, म.औ.वि.म. ने दि. ४/११/२०२५ रोजीचे पत्राद्वारे अर्जदार यांचे विनंतीचे अनुषंगाने शासन नगर विकास विभागास अहवाल सादर केला असून, ज्यामध्ये म.औ.वि.म. ने यासंबंधी त्यांचे अग्निशमन दलाचे अभिप्राय विचारात घेऊन, म.औ.वि.म. ने पूर्वी 'ROD' च्या प्रस्तावाद्वारे सुचविलेली उक्त सुधारणा आता रद्द करणेबाबत प्रस्तावित केले असून त्यासंबंधी उक्त अधिसूचनेमध्ये शुध्दीपत्रकाद्वारे सुधारणा करणेबाबत शासन नगर विकास विभागास विनंती केली आहे; आणि ज्याअर्थी, अर्जदार यांची विनंती व म.औ.वि.म. चे अभिप्राय विचारात घेता, यासंबंधी शुध्दीपत्रक निर्गमित करणे आवश्यक आहे, असे मत झाले आहे;

आणि त्याअर्थी, उक्त अधिसूचना दि. २१/०५/२०२५ ला उक्त नियमावलीचे विनियम ७.१.१ (viii)(d) करीता सोबतचे परिशिष्टात दर्शविल्याप्रमाणे शुध्दीपत्रक निर्गमित करण्यात येत आहे.

सदर शुध्दीपत्रकाची प्रत नागरीकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहील.

१. मुख्य नियोजनकार, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी, मुंबई.

२. विभागीय सहसंचालक, नगर रचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती/ औरंगाबाद विभाग.

३. सर्व विभागीय अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.

परिशिष्ट

(शासन नगर विकास विभाग शुध्दीपत्रक क्र. टिपीबी-४३२४ /१०७९/ प्र.क्र.१५(भाग-१)/२०२५/ नवि-११, दिनांक - ०३/१२/२०२५ सोबतचे परिशिष्ट)

सर्वकष विकास नियंत्रण व प्रोत्साहन नियमावलीमधील विनियम १.११ (Removal of Difficulties) बाबतचे शासन नगर विकास विभागाकडील अधिसूचना क्र. टिपीबी-४३२४/१०७९/प्र.क्र.१५/२०२५/नवि-११, दि.२१/०५/२०२५ ला शुध्दीपत्रक.

अ. क्र.	च्या ऐवजी	असे वाचावे
उक्त अधिसूचना दि.२१/०५/२०२५ सोबतचे परिशिष्टामधील अ. क्र. ३४ चे रकाना 'Clarification/ Rectification	Regulation 7.1.1(viii)(d) is to be read as follows :— (d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m; 9 m width in case of building having height 45 m. and upto 70 m; **12 m. in case of building having height more than 70 m. and upto 100m. and 16 m. in case of building having height more than 100 m around the buildings** is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. *Note :*—In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings upto 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.	Regulation 7.1.1(viii)(d) is to be read as follows :— (d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m, 9 m width in case of building having height 45 m and upto 70 m, **12 m in case of building having height more than 70m) around the buildings** is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. *Note:*—In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings upto 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.

सदर शुध्दीपत्रक महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* या वेबसाईटवर सुध्दा उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अमर पाटील,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated the 3rd December 2025.

CORRIGENDUM

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB-4324/1079/CR- 15 (Part-I)/2025/UD-11.—Whereas, the Comprehensive Development Control and Promotion Regulations (CDCPR) (hereinafter referred to as 'the said Regulations') for the Maharashtra Industrial Development Corporation Area have been sanctioned *vide* Urban Development Department's Notification No.TPB-4322/314/C.R.25/2022/UD-11 dated 05/07/2023 and the said Regulations have come into force from 13/07/2023 ;

And, whereas regulation 1.11 of the said regulation stipulate about 'Removal of Difficulties; and it contains a provision regarding the issuing of such directions as the Government deems necessary or expedient for the purpose of resolving any difficulties arising in connection with the implementation of the provisions of the said regulations ;

And whereas, the Maharashtra Industrial Development Corporation (hereinafter referred to as 'M.I.D.C.') *vide* its letter dated 11/07/2024 had submitted a proposal (hereinafter referred to as "ROD proposal") as per the provisions of Regulation 1.11 of the said regulations to the Government in Urban Development Department requesting therein to do rectifications in order to resolve some difficulties arising in the implementation of the said Regulations ;

And whereas, considering the proposal of the M.I.D.C. and the report of the Director of Town Planning, Maharashtra State, Pune on the MIDC's proposal, the government has issued a Corrigendum / Addendum dated 21/05/2025 (hereinafter referred to as 'said Notification') to the said Regulations as per regulation 1.11 of the said regulations ;

And whereas, the Government in Urban Development Department has received a letter dated 24/07/2025 from the M/s Indian Institute of Architects and M/s CREDAI –MCHI, Thane dated 24/07/2025; wherein it is stated that Regulation 5.4(iii) of the said Regulations provides for the 'side or rear marginal distances' and as per this provision, the marginal distances to be left around the buildings for buildings having height above 70m is 12m; However, as per rectification done *vide* said Notification in Regulation 7.1.1(viii)(d), the spaces to be kept Free of parking or loading and unloading for the building having height above 100m has been revised from 12m to 16m, (hereinafter referred to as 'said rectification') which is creating difficulties in the implementation of the projects which has been started in the recent past and whereas, it is requested the Government in Urban Development Department to cancel the said rectification by issuing a corrigendum in that regard ;

And whereas, MIDC *vide* its letter dated 4/11/2025 has submitted its report on the applicant's request wherein MIDC after taking their Fire department's remarks has proposed to cancel the said rectification which was earlier proposed by MIDC by 'ROD' proposal and has requested the Government in Urban Development Department to issue the corrigendum in this regard to the said Notification; And whereas, considering the request of Applicant and report of MIDC, Government is of the opinion that, it is necessary to issue a corrigendum to that effect ;

Now, therefore, this Corrigendum is issued to the said Notification dated 21/05/2025 in respect of Regulation 7.1.1(viii)(d) of the said Regulations as mentioned in the *Schedule* attached herewith.

Copy of this Corrigendum is kept open for the inspection of the public in the following offices during office hours on all working days for 30 days.

1. Chief Planner, Maharashtra Industrial Development Corporation, Anderi Mumbai.

2. The Divisional Joint Director of Town Planning, Konkan / Pune/ Nashik / Nagpur / Amravati / Aurangabad.

3. All Divisional Officer, Maharashtra Industrial Development Corporation.

Schedule

Accompaniment to the Government in Urban Development Department Corrigendum No. TPB- 4324/1079/C.R.15(Part-I)/2025/UD-11, dated 03/12/2025.

Corrigendum to Urban Development Department Notification No. TPB-4324/1079/C.R.15/2025/ UD-11, Dated- 21/05/2025 regarding "Removal of difficulties" under Regulation 1.11 of Comprehensive Development Control and Promotion Regulations of MIDC

Sr.No.	Instead of	Read as
In Column **'Clarification/ Rectification'** of **Sr. No.34** of Schedule appended to Notification dt. 21/05/2025	Regulation 7.1.1(viii)(d) is to be read as follows :— (d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m; 9 m width in case of building having height 45 m. and upto 70 m; **12 m. in case of building having height more than 70 m. and upto 100m. and 16 m. in case of building having height more than 100 m around the buildings** is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. *Note:*—In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings upto 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.	Regulation 7.1.1(viii)(d) is to be read as follows :— (d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m, 9 m width in case of building having height 45 m and upto 70 m, **12 m in case of building having height more than 70m) around the buildings** is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. *Note :*—In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings upto 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.

This corrigendum is also available on the Govt. of Maharashtra website *www.maharashtra.gov.in* (Acts/ Rules).

By order and in the name of the Governor of Maharashtra,

AMAR PATIL,
Under Secretary to Government.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE.